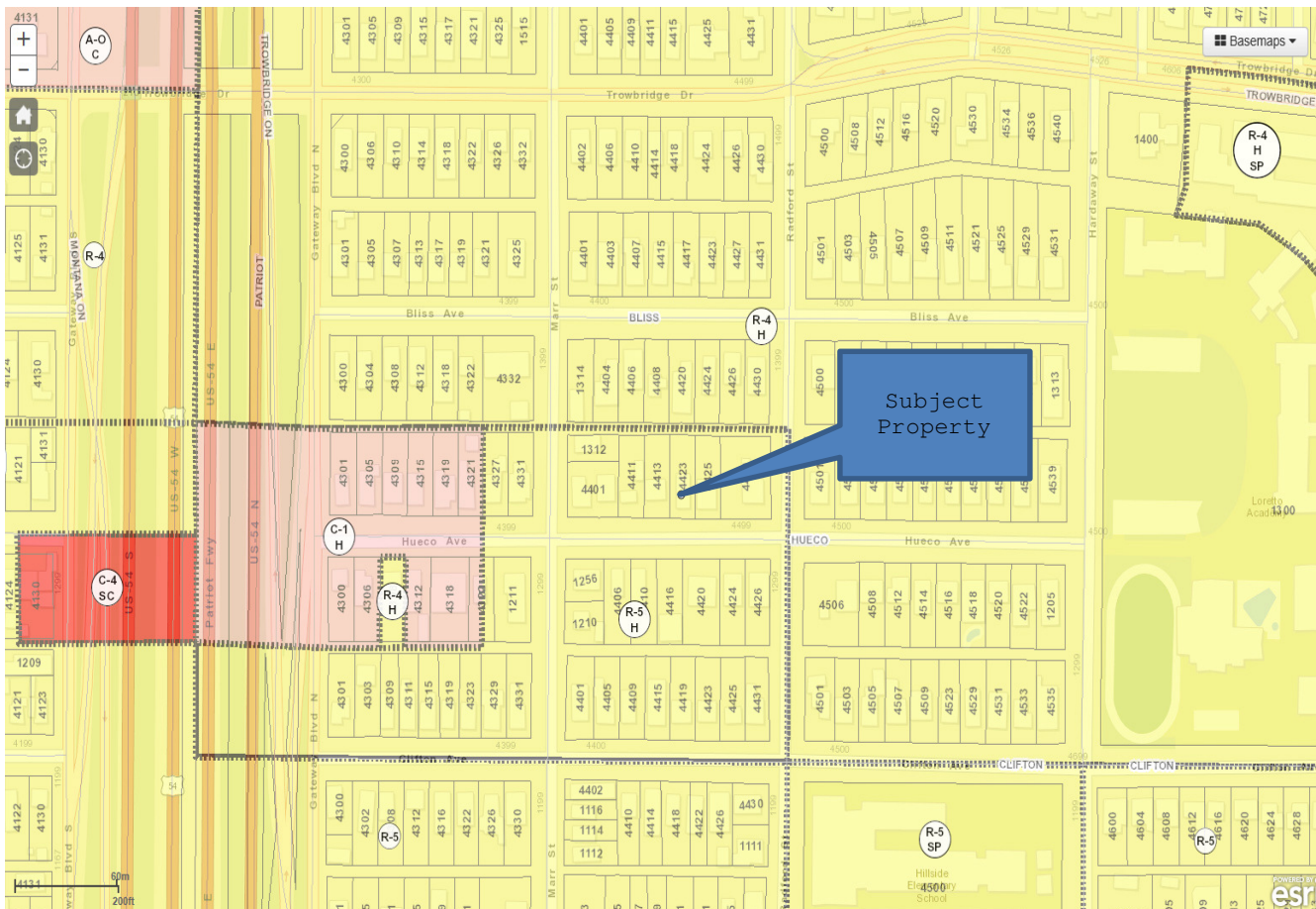




PHAP16-00006

Date: March 7, 2016
Application Type: Certificate of Appropriateness
Property Owner: Alice Marquez
Representative: Lorenzo Villanueva
Legal Description: 92 Government Hill 9 & 10, City of El Paso, El Paso County, Texas
Historic District: Austin Terrace
Location: 4423 Hueco Avenue
Representative District: #2
Existing Zoning: R-5/H (Residential/Historic)
Year Built: 1929
Historic Status: Contributing
Request: Certificate of Appropriateness for the removal of the roof and replacement with a new roof in a different color after-the-fact
Application Filed: 2/9/2016
45 Day Expiration: 3/25/2016

ITEM #1



GENERAL INFORMATION:

The applicant seeks approval for:

Certificate of Appropriateness for the removal of the roof and replacement with a new roof in a different color after-the-fact

STAFF RECOMMENDATION:

The Historic Preservation Office recommends DENIAL of the proposed scope of work based on the following recommendations:

The Design Guidelines for El Paso's Historic Districts, Sites, and Properties recommend the following:

- The distinctive features of each roof type should be retained as they are character-defining elements.
- If a roof requires repair, the replacement materials must match the original or existing materials as closely as possible.

The Secretary of the Interior's Standards for Rehabilitation recommend the following:

- The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
- Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
- Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials.

AERIAL MAP



ROOF C. 2013



ROOF 2016

